

**BY-LAWS OF**  
**WHITE OAK CLIFFS ASSOCIATION, INC.**

**ARTICLE I: NAME AND PURPOSE**

SECTION 1. The name of the Association is WHITE OAK CLIFFS ASSOCIATION, INC.  
Its principal address is 512 Hillandale Rd, Seneca, SC 29672.

SECTION 2. The corporation is nonprofit and its purpose is set forth in its charter granted by the Secretary of State of South Carolina and recorded in the office of the Clerk of Court for Oconee County, South Carolina.

**ARTICLE II: MEMBERSHIP**

SECTION 1. A membership accompanies a property located within the boundaries of WHITE OAK CLIFFS as defined in ARTICLE V: AREA BOUNDARY. It is intended to include husband, wife, children, and/or immediate kin who comprise the permanent family unit or other entities, i.e. trust, etc.

SECTION 2. In accordance with the governing covenants, membership in this association is mandatory and is limited to those owning lots in WHITE OAK CLIFFS, SENECA, SOUTH CAROLINA.

SECTION 3. Each membership shall have one and only one (1) vote. No membership shall in any way be counted as more than one (1) vote. The single vote of each membership shall be cast by the titled owner(s) who is (are) a member in good standing. Voting may be by written proxy signed by titled owner(s).

SECTION 4. All memberships are required to pay annual dues at such time and in such amount as specified in these BY-LAWS in order to be in good standing and exercise the vote, rights and privileges of membership.

## **ARTICLE III: MEETINGS**

SECTION 1. There will be an annual, and such other regular, special or called General membership meetings as are necessary and/or required to elect corporate officials and conduct the business of the corporation.

SECTION 2. An ANNUAL general membership meeting for the conduct of corporate business and annual elections shall be called by the Board of Directors, a majority (3) agreeing upon a date which falls just prior to the beginning of a new fiscal year, and term of office for the elected officials (October 1<sup>st</sup> through September 30<sup>th</sup>.of the following year). The most convenient date, time and place for the membership will be chosen and at least ten (10) days prior notification by posting on the organization's web site ([www.whiteoakcliffs.org](http://www.whiteoakcliffs.org)) or by e-mail, unless a member has specifically requested written notification in writing.

SECTION 3. Other meetings of the general membership may be called by the Board of Directors as outlined for the ANNUAL meeting in Article III, Section 2. A petition signed by at least 25 members, addressed to the President of the Board of Directors and stating specific business related to the corporation will be sufficient and cause a meeting of the general membership to be called as outlined in Article III, Section 2. Other meetings will be called and conducted as determined by the general membership during the annual or special general membership meetings.

SECTION 4. Board of Directors business and other meetings will be called by the President of the Board or when the President is unavailable and there is urgent business vital to the corporation by the Secretary or the Treasurer.

## **ARTICLE IV: BOARD OF DIRECTORS AND OFFICERS**

SECTION 1. A Board of Directors will be elected to conduct the business of the corporation.

SECTION 2. The Board of Directors will consist of five (5) members, elected from the general membership. They will serve without pay or compensation.

SECTION 3. Directors will serve for two (2) years on the board. Except as required to fill open positions three (3) directors will be elected in odd numbered years and two (2) directors elected in even numbered years. Retiring Board members may be re-elected.

SECTION 4. To serve as a Director, a candidate must be a member in good standing, eighteen (18) years of age or older.

SECTION 5. Candidates of the Board will be nominated to a slate(group) and elected from the slate by open ballot at the ANNUAL general membership meeting by simple majority attending in person or by proxy. Board seats which become vacant during the fiscal year may be filled by the Board of Directors at its sole discretion.

SECTION 6. The Board of Directors will meet shortly following the ANNUAL meeting and election each year and reconstitute itself. In accordance with the South Carolina Non-Profit Corporation Act, from its members it will elect, at minimum, a President, a Secretary and a Treasurer. It may also elect or appoint such other officers as are necessary to function. Directors and Officers will perform such duties as are incidental to their office.

SECTION 7. Committees and individuals may be appointed to advise or serve the Board in specific areas or assist with specific projects. They will serve without pay or compensation.

## **ARTICLE V: AREA BOUNDARY**

SECTION 1. The WHITE OAK CLIFFS area, for membership purposes is defined as that area associated with the City of SENECA, S.C. presently known as WHITE OAK CLIFFS, PLATS #1 THROUGH #6 as recorded at the office of the Register of Deeds, Oconee County, S.C.

## **ARTICLE VI: COMMUNITY PROPERTY**

SECTION 1. The boat ramp located at 504 Hillandale Rd. Seneca, SC is owned and managed by the Association. Rules governing its use are as follows:

- 1) Use of the boat ramp is restricted to residents of White Oak Cliffs and their accompanied guests. Residents must not provide ramp access to non-residents unless they will be accompanying that individual to the ramp. The resident shall maintain control of the ramp key at all times.
- 2) The ramp is to be used for launching and retrieving watercraft. Trailers and tow vehicles may be parked at the ramp only while the owner is using the vessel on the water.
- 3) Only tow vehicles and trailers should be parked at the ramp and should be parked so as to optimize the limited space available. Parked tow vehicles and trailers must not block the launching ramp or the lane leading to the ramp. Vehicles other than the tow vehicle and boat trailer should be parked outside of the ramp.
- 4) The ramp is not to be used for "storage" of trailers and tow vehicles. Parking at the ramp shall not exceed 24 hours unless approved in advance by a WOCA Board member.
- 5) The ramp is secured with a lock and cable. The boat ramp shall be opened only long enough to enter and/or exit the ramp. Residents wishing to utilize the ramp need a key. If a resident did not receive a key they can obtain one by contacting the Treasurer. Replacement keys are \$20 each.

## **ARTICLE VII: CHANGES AND AMENDMENTS TO THESE BY-LAWS**

SECTION 1. These BY-LAWS may be changed or amended by a simple majority of members present at a membership meeting and/or represented by proxy.

## **ARTICLE VIII: ANNUAL DUES AND/OR ASSESSMENTS AND LATE FEES**

SECTION 1. Annual dues are set at the rate of \$150 per year for each membership and may only be adjusted by a majority vote of the membership in attendance at the Annual Meeting or a special meeting of the membership.

SECTION 2. Special assessments may be levied by a simple majority of the membership present at a general membership meeting and/or represented by proxy.

### **SECTION 3:**

a) Any dues or assessments that remain unpaid beyond 60 days following the specified due date will incur a late fee at the rate of 1% per month. The Association will provide a statement of all monies due as a part of the annual dues invoice.

Additionally, the Association may, at its sole discretion and strictly as a courtesy to residents, send a late notice once payments are 30 days past due. Those members in late payment status will not be considered to be in "good standing" and will not be permitted to vote on any items brought before the membership.

b) Nonpayment of dues may result in legal action, including placing a lien on the property, and recoupment of legal fees incurred by the association.

## **ARTICLE IX: SPECIFIC DIRECTIVES**

SECTION 1. The Board of Directors will conduct such general business as is necessary for the good and benefit of the community.

SECTION 2. The Board of Directors will prepare an annual budget, containing a year-end financial statement, to be presented to the membership for its consideration and approval at the annual membership meeting, by a majority of members attending or represented by proxy.

SECTION 3. The Board may publish a newsletter to be sent to each member, each quarter, containing information necessary to keep the general membership informed. This newsletter, when sent by electronic mail (e-mail) or by personal delivery, will be considered a proper channel and means of notification.

## **ARTICLE X: EASEMENTS AND PROTECTIVE COVENANTS**

SECTION 1. EASEMENTS AND PROTECTIVE COVENANTS, WHITE OAK CLIFFS, Plats #1 through Plats #6, including amendments, as recorded at the office of the Register of Deeds, Oconee County, S.C. shall be and they are herewith incorporated and shall be a part of these BY-LAWS.

These are the BY-LAWS of the WHITE OAK CLIFFS ASSOCIATION, INC., as adopted the 20<sup>th</sup> day of October, 2005 by the General Membership at its annual meeting replacing the original BY-LAWS dated November 16, 1976 and amended May 16, 2010, September 20, 2015, October 15, 2017, September 8, 2022, and September 21, 2023.

*Robert Allen 11/28.2023*

Robert Allen  
President

*John Voss 11/28/2023*

John Voss  
Vice President